



FARMERS
BRANCH

ORDINANCE NO. 3033

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF FARMERS BRANCH, TEXAS, BY GRANTING A SPECIFIC USE PERMIT WITH SPECIAL CONDITIONS FOR AN OUTDOOR STORAGE AREA AND TRUCK PARKING LOT ON PROPERTY ZONED PLANNED DEVELOPMENT NO. 70 (PD-70) LOCATED AT 13940 DISTRIBUTION WAY, AND BEING A PART OF THE PROPERTY DESCRIBED IN EXHIBIT "A," ATTACHED HERETO; PROVIDING FOR THE APPROVAL OF THE SITE PLAN ATTACHED AS EXHIBIT "B," PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00) DOLLARS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the laws of the State of Texas and the ordinances of the City of Farmers Branch, have given requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, the governing body, in the exercise of the legislative discretion, has concluded that the Comprehensive Zoning Ordinance and Zoning Map should be amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance and Zoning Map of the City of Farmers Branch, Texas, be, and the same is hereby amended, so as to grant a change in zoning by granting a Specific Use Permit with Special Conditions for an outdoor storage area and truck parking lot for property zoned Planned Development No. 70 (PD-70) Zoning District on a 1.4 acre tract of land located at 13940 Distribution Way, and being a part of the property described in Exhibit "A," attached hereto and incorporated herein for all purposes.

SECTION 2. That the Specific Use Permit for an outdoor storage area and truck parking lot is hereby granted subject to the following special conditions:

- A. The property shall be developed and used only in accordance with the Site Plan attached as Exhibit "B", and which is hereby approved; and
- B. The operation of equipment and motor vehicles shall be permitted only between 7 a.m. and 8 p.m., each Monday through Saturday, inclusive. If equipment and motor vehicles remain parked on the property outside the permitted operating hours, all engines must be turned off.

SECTION 3. That the above described property shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Farmers Branch, as heretofore amended and as amended herein.

SECTION 4. That all provisions of the ordinances of the City of Farmers Branch in conflict with the provisions of this ordinance be, and the same are hereby, repealed, and all other provisions of the ordinances of the City of Farmers Branch not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 5. That should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 6. An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Comprehensive Zoning Ordinance, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 7. That any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 8. This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such case provide.

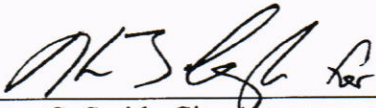
**DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH,
TEXAS, ON THIS THE 14TH DAY OF JULY, 2009.**

APPROVED: /



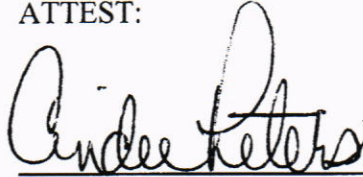
Tim O'Hare, Mayor

APPROVED AS TO FORM:



Peter G. Smith, City Attorney

ATTEST:

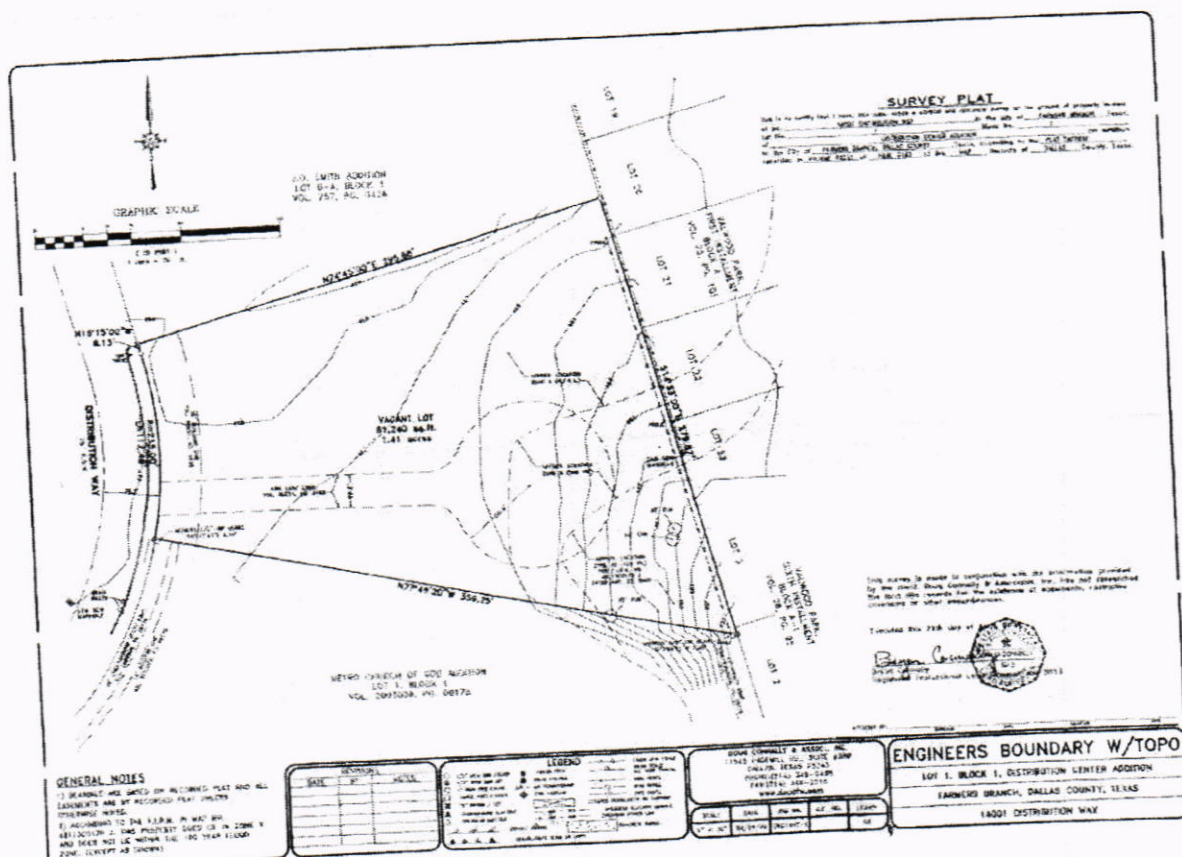


Cindee Peters, City Secretary

Exhibit A-

Legal Description

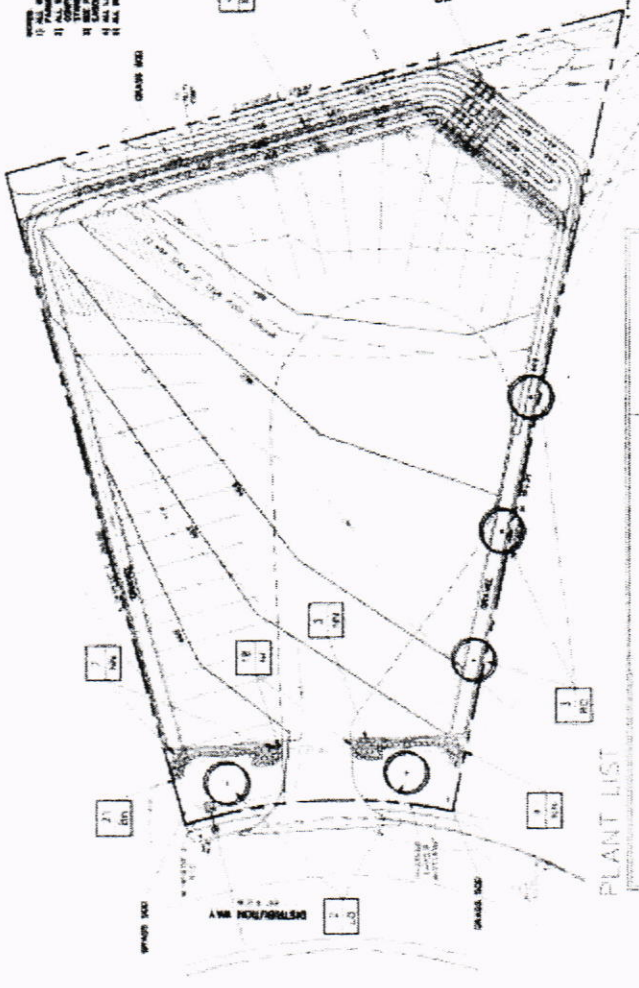
BEING a tract of land, consisting of approximately 1.41 Acres and being a portion of LOT 1 of BLOCK 1 the DISTRIBUTION CENTER ADDITION and being recorded as such in the Dallas County Courthouse in **VOLUME 80231, PAGE 0163.** Commonly referred to as 13940 Distribution Way, Farmers Branch, Texas.







- NOTES:
1. SEE PLANS FOR LOCATION OF SITE.
 2. ALL PLANTING SHALL BE DONE BY THE CONTRACTOR.
 3. ALL PLANTING SHALL BE DONE BY THE CONTRACTOR.
 4. ALL PLANTING SHALL BE DONE BY THE CONTRACTOR.
 5. ALL PLANTING SHALL BE DONE BY THE CONTRACTOR.
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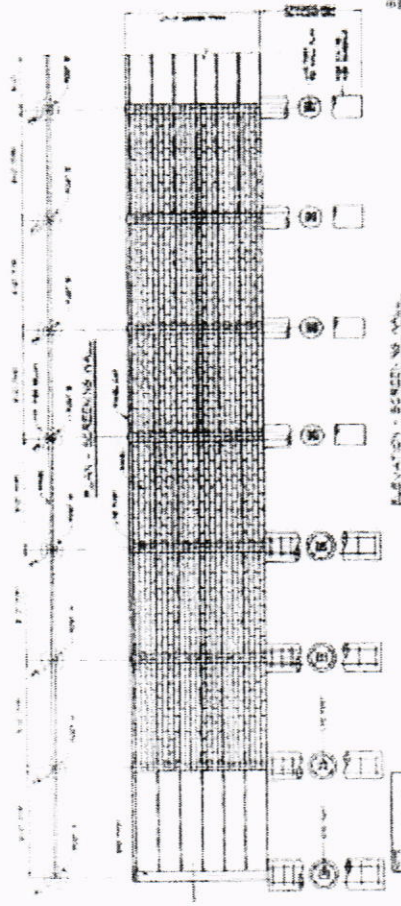
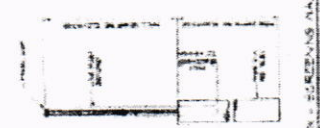
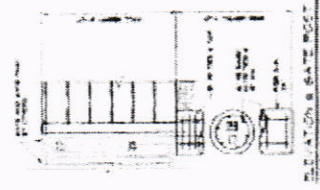
PLANT LIST

NO.	QUANTITY	PLANT NAME	PLANT SIZE	PLANT SPECIES	PLANT NOTES
1	10	Small Tree	10' x 10'	Small Tree	Small Tree
2	10	Small Tree	10' x 10'	Small Tree	Small Tree
3	10	Small Tree	10' x 10'	Small Tree	Small Tree
4	10	Small Tree	10' x 10'	Small Tree	Small Tree
5	10	Small Tree	10' x 10'	Small Tree	Small Tree
6	10	Small Tree	10' x 10'	Small Tree	Small Tree
7	10	Small Tree	10' x 10'	Small Tree	Small Tree
8	10	Small Tree	10' x 10'	Small Tree	Small Tree
9	10	Small Tree	10' x 10'	Small Tree	Small Tree
10	10	Small Tree	10' x 10'	Small Tree	Small Tree

LANDSCAPE PLAN

TRIANGULAR CLASS PARKING

DATE: 10/1/2010
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: [Name]
 SHEET: 10/1/2010



FOR INFORMATION ONLY:

Johnston, who is a member of the American Society of Professional Journalists, says that the book is "a very good read" and that it is "a very good read" and that it is "a very good read".

1. *Chrysomelidae* (Coleoptera) (100 specimens)
 2. *Chrysomelidae* (Coleoptera) (100 specimens)
 3. *Chrysomelidae* (Coleoptera) (100 specimens)
 4. *Chrysomelidae* (Coleoptera) (100 specimens)
 5. *Chrysomelidae* (Coleoptera) (100 specimens)
 6. *Chrysomelidae* (Coleoptera) (100 specimens)
 7. *Chrysomelidae* (Coleoptera) (100 specimens)
 8. *Chrysomelidae* (Coleoptera) (100 specimens)
 9. *Chrysomelidae* (Coleoptera) (100 specimens)
 10. *Chrysomelidae* (Coleoptera) (100 specimens)

